

DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on September 2, 2015 at 9:00 a.m. in the County Council Chambers, 212 South Bond Street, Bel Air, Maryland. The meeting was chaired by Moe Davenport, Department of Planning and Zoning.

The following members were in attendance:

Moe Davenport	Chairman, DAC
Bill Snyder	Volunteer Fire and EMS
Robin Wales	Department of Emergency Services
Patrick Jones	Soil Conservation District
Len Walinski	Health Department
Mike Rist	DPW Engineering
Sgt Mark Logsdon	Sheriff's Office
Eric Vacek	Planner, Development Review

Moe Davenport, of the Department of Planning and Zoning, welcomed everyone to the meeting.

CLAIRE'S MEADOW – LOTS 5-9

Located on the east side of Baldwin Mill Rd (Route 165); south of Jarrettsville Road (Route 23). Tax Map 32; Parcel 118. Fourth Election District D. Planner Eric.

Plan No. P15-066 Revise lot 5 and create lots 6-8; 23.862 acres; RR.

Received 08-05-15 Michael & Lauren Hooper/Claire's Meadow, LLC/ Wilson Deegan & Associates, Inc.

Bob Wilson with Wilson Deegan & Associates, Inc. presented the plan:

The proposal is to create three additional lots at the Claire's Meadow subdivision in Jarrettsville from an original approximately 24 acre tract. In addition to that we are going to record the remaining lands as lot 9. Lot 5 was previously recorded and is part of the plan only for the purpose of splitting the existing the 25' panhandle down to 12 ½ feet and utilizing half of that panhandle for one of the other lots.

Volunteer Fire and EMS – Bill Snyder

Dwellings/Buildings on panhandle-lots shall have the addresses marked at any point the driveways split to identify each dwelling's/business address number. Signs with directional arrows are recommended.

Emergency Services - Robin Wales

The houses on these common drives & panhandle lots are getting more & more difficult to locate, especially at night. They are unsafe. Emergency Services is requesting when there are 2 or more lots are on a common drive, then it should be named a private road and addressed accordingly. Private road names must be checked with Emergency Services so duplication does not take place. Since the common drive will not be named, lot 9 will remain #1237 Baldwin Mill Rd (MD 165), lot 8 #1239A, lot-7 #1239B, lot 6 #1239C, and lot 5 will remain #1241.

The addresses of panhandle lots shall be displayed at the entrance within 10' of the public roadway, at least 3 feet high, & at each driveway to indicate the proper lane of access for each property.

Question, I have had the road name Pandora Ct locked in for this plan, it is not going to be used so may I release it?

Bob Wilson – Sure, you can release it.

Soil Conservation District – Patrick Jones

An adequate sediment and erosion control plan needs to be approved before a grading permit can be issued. The sediment and erosion control plan must be integrated with the SWM strategy at the design phase.

We recommend, as per the new 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control Manual that in a Tier II watershed additional level of controls may be needed and Tier II buffers are utilized for this site.

A NOI permit is required from MDE when a project disturbs more than 1 acre. Please contact MDE about the NOI permit process.

Attached is information pertaining to the fee system for the review of sediment and erosion control plans. Please contact Bill Tharpe, 410.838.6181 x3, with questions about this information. This fee will be collected prior to the review of the site development plan.

Health Department – Len Walinski

The Harford County Health Department has extended its approval for the above referenced preliminary plan. The site is located on the east side of Baldwin Mill Road (MD Route 165), south of Jarrettsville Road MD Route 23).

This plan proposes to revise Lot 5 and create Lots 6-8. Lot 5 is improved with a dwelling and is serviced by an individual well and on-site disposal system. Lots 6 through 8 are unimproved and

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will be serviced by individual wells and on-site disposal systems. Soil tests were conducted on April 12, 2010

Prior to final plat approval, the following are required:

1. The consultant/applicant must make application for a "Notice of Exemption to Appropriate and Use Groundwater." The completed application and site plan is to be submitted to the Health Department and upon processing, the completed application will be forwarded to the Maryland Department of the Environment.
2. The proposed wells on Lots 6, 7, and 8 are in close proximity to each other; therefore, each well within 100 feet of another well must be yield tested and the adjacent well(s) must be monitored to determine if there is any drawdown indicating the wells share a water source or are interconnected. If any of the well(s) are determined to be interconnected, those wells that are interconnected must be yield tested simultaneously. The yield test results must be submitted to this office for review and approval. Interconnected wells when yield tested, each well must be capability the minimum yield requirements of COMAR 26.04.04.

The final plat must bear the well, septic reserve area, and plat plan notes. The square footage amount of each septic reserve area must be clearly labeled on the final plat.

DPW – Engineering – Mike Rist – New Series Required - No

A sediment control plan and a grading permit will be required for the development of this site. Sediment controls are to be designed to the specifications as set forth in the Maryland Standards for Erosion and Sediment Control, latest edition.

Stormwater Management must be provided in accordance with the 2000 Design Manual as amended by Supplement 1.

A stormwater management concept plan has been submitted for review and approved. Comments must be addressed on subsequent stormwater plan submittals.

The final stormwater management plan shall be approved prior to the issuance of a grading permit. A stormwater management permit is required prior to the issuance of a building permit.

Maintenance of the stormwater management facility (facilities) is (are) the responsibility of the lot owner(s).

Stormwater management practices designed for and located on individual lots shall be constructed and inspected prior to the issuance of use and occupancy permits. Practices located on individual lots are the maintenance responsibility of the owner.

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Sheriff's Office – Sgt Mark Logsdon

No comment.

Department of Planning and Zoning – Eric Vacek

This plan proposes to create four (4) single family residential lots. The lots shall be created in the Rural Residential (RR) portion (23.78 acres) of the property. Recorded Lot 5 Plat 143 – shall be revised by reducing the 25' panhandle to 12.5'. The maximum allowable density in the RR District is one (1) dwelling unit per two (2) acres. ($23.87 \text{ ac} \div 2 = 11$ total dwelling units allowed).

The plan is subject to the Harford County Forest Conservation Regulations. A Forest Stand Delineation (FSD10-009-1) were approved by the Department of Planning and Zoning. There is no proposed clearing for this project. No grading shall be permitted in the wetland buffers for actual home construction.

This site contains environmentally sensitive areas, namely tributaries, non-tidal wetlands, and 100 year flood plain throughout this parcel. Additionally, all areas with slopes in excess of 25% contiguous of more than 40,000 sq. ft. shall be labeled as NRD on the final plat. The non-tidal wetlands shall have a 75-foot buffer and 100-year floodplain shall have a 50-foot buffer. Where these buffers overlap the greater shall prevail and be labeled as "Natural Resource District" on the final plat. The floodway portion of the 100-year floodplain shall also be shown on the plat. These environmental features shall be easily distinguishable on the final plat.

The NRD Boundary should be adjusted to follow the extent of the 20% > steep slopes or the 75' buffer to the wetlands/stream, whichever is greater behind lots 5 and 6. The site is within a Tier 2 watershed.

Homeowner's Association (HOA) documents must be established for the ownership and maintenance of any proposed drainage or stormwater management facilities.

A Common Drive Agreement shall be completed and submitted for Lot(s) 5, 6, 7 and 8. The deed reference shall be provided on the final plat. The Common Drive Agreement must be submitted with the final plat. This area shall be easily distinguishable on the final plat. Common Drive Agreements providing for the use, maintenance and responsibility of the common drives must be submitted for recordation with the final plats. Forest Retention Area (FRA) is not allowed within a Common Drive Easement.

Public Comments:

No one from the public attended the meeting.

Meeting adjourned at 9:10 am